



**OFFICIALS**  
Joe Stear, Mayor  
Greg McPherson, Council President  
Chris Bruce, Council Member  
Warren Christensen, Council Member  
John Laraway, Council Member

**CITY OF KUNA**  
**Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634**

**City Council Meeting**  
**MINUTES**  
**Tuesday, January 4, 2022**

**6:00 P.M. REGULAR CITY COUNCIL**

*For questions, please call the Kuna City Clerk's Office at (208) 387-7726.*

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

**1. Call to Order and Roll Call**

*(Timestamp 00:00:10)*

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear – In Person  
Council President Greg McPherson – In Person  
Council Member Richard Cardoza – In Person  
Council Member Warren Christensen – In Person  
Council Member John Laraway – In Person

**CITY STAFF PRESENT:**

Marc Bybee, City Attorney – In Person  
Chris Engels, City Clerk – In Person  
Jared Empey, City Treasurer – In Person  
Mike Fratusco, Kuna Police Chief – In Person  
Jace Hellman, P & Z Director – In Person  
Doug Hanson, P & Z – In Person  
Morgan Treasure, Economic Development Director – In Person  
Nancy Stauffer, HR Director – In Person

**2. Invocation**

**3. Pledge of Allegiance: Mayor Stear**

*(Timestamp 00:00:25)*

**4. Consent Agenda: ACTION ITEMS**

*All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.*

*(Timestamp 000:00:45)*

**A. Regular City Council Meeting Minutes Dated December 21, 2021**

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

B. Accounts Payable Dated December 28, 2021, in the amount of \$395,120.07

C. Resolutions

1. Resolution R01-2022 Authorizing Scope of Work and Contract with Galena Consulting.

D. Final Plat

1. Case No. 21-20-FP (Final Plat) Rising Sun No. 2
2. Case No. 21-21-FP (Final Plat) Falcon Crest No. 3

**Motion To:** Approve the Consent Agenda as Published

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members Cardoza, Christensen, Laraway, and McPherson

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

#### 5. Swearing in of Newly Elected Officials

*(Timestamp 00:02:00)*

A. Warren Christensen, John Laraway, and Chris Bruce. – Chris Engels, City Clerk.

#### 6. Recess for Change of Council

*(Timestamp 00:05:21)*

A. Reconvene Council Meeting.

*(Timestamp 00:07:27)*

B. Call to Order and Roll Call.

*(Timestamp 00:07:30)*

#### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear – In Person

Council President Greg McPherson – In Person

Council Member Chris Bruce – In Person

Council Member Warren Christensen – In Person

Council Member John Laraway – In Person

**7. External Reports or Requests:**

**8. Public Hearings:**

*Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.*

*City Council members may ask questions throughout the public hearing process.*

*Once the public hearing is closed, no further testimony or comments are heard.*

*City Council may move to continue the application to a future meeting or approve or deny the application.*

**7. Business Items:**

*(Timestamp 00:08:10)*

**A. Selection of new Council President - Chris Engels, City Clerk ACTION ITEM**

**Motion To:** Select Greg McPherson as Council President.

**Motion By:** Council Member Laraway

**Motion Seconded:** Council Member Bruce

**Further Discussion:** None

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

**B. Case No. 21-05-LS (Lot Split) Blackrock Marketplace – Jessica Reid, Planning Services Specialist ACTION ITEM**

*(Timestamp 00:09:16)*

Jessica Reid reviewed Case No. 21-05-LS (Lot Split) Blackrock Marketplace and stood for questions.

SH69 Holdings, LLC, requests approval to split an approximately 41-acre parcel into two (2), with Kuna Canal as the centerline; the North Parcel is proposed to be approximately 24.67-acres while the South Parcel is proposed to be approximately 16.25-acres. The Applicant’s request is intended to facilitate future development of the South Parcel as a shopping center while simultaneously developing smaller parcels within the North Parcel (after subdividing). There are no requested changes to the previously approved R-20 (High Density Residential) and C-2 (Area Commercial) zoning designations.

Council Members Christensen and Laraway asked clarifying questions.

Jessica Reid responded.

**Motion To:** Approve Case No. 21-05-LS (Lot Split) Blackrock Marketplace.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members Bruce, Christensen, Laraway, and McPherson

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

- C. Consideration to support Avalon St and Kay St as a signalized intersection with potential city contribution toward funding - Chris Engels, City Clerk ACTION ITEM  
(Timestamp 00:12:08)

Chris Engels, City Clerk, reviewed the project.

**Motion To:** Support Avalon St and Kay St as a signalized intersection with potential city contribution toward funding.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members Bruce, Christensen, Laraway, and McPherson

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

- D. Consideration to approve up to \$30,000 for a community 4<sup>th</sup> of July fireworks display - Chris Engels, City Clerk ACTION ITEM  
(Timestamp 00:21:19)

Chris Engels, City Clerk, reviewed the request.

**Motion To:** Approve up to \$30,000 for a community 4<sup>th</sup> of July fireworks display.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

**Voting Aye:** Council Members Bruce, Christensen, Laraway, and McPherson

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

## 8. Ordinances:

(Timestamp 00:26:57)

- A. Consideration to approve Ordinance 2022-01 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S M3 ID RISING SUNLLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2022-01  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Recused:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2022-01  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Approved by the Following Roll Call Vote:**  
**Voting Aye:** Council Members Bruce, Christensen, Laraway, and McPherson  
**Voting No:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**9. Executive Session:**

**10. Mayor/Council Announcements:**

Chris Engels announced a special council meeting at 2:00 PM on Friday January 7, 2021 that will be available by zoom and in person.

**11. Adjournment: 6:30 PM**

  
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 Joe L. Stear, Mayor

ATTEST:

 SENIOR Deputy CLERK  
Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk*  
*Date Approved: CCM 01.18.2022*